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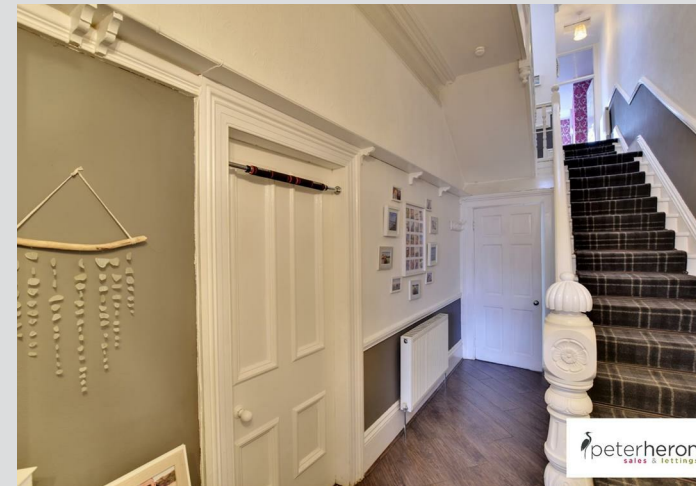
The Westlands, Barnes, Sunderland

£249,950





ALREET



An imposing Victorian/Edwardian mid terrace home with generous accommodation throughout and boasting many of its original features including decorative ceilings, coved cornicing, corbels, staircase, 12" skirtings and fireplaces, this delightful period home is perfect for those discerning families who wish to live within the well established suburb of High Barnes.

Accommodation is arranged over 2 floors and comprises entrance portico, reception hall, ground floor shower room, lounge, dining room, breakfasting kitchen with separate utility whilst to the first floor there are 4 well proportioned bedrooms, family bathroom and separate WC. A town garden to the front is accompanied by a large enclosed south facing courtyard to the rear with vehicular access for off street parking and features of note include gas central heating and some UPVC double glazing.

Walking distance from Sunderland General Hospital, Barnes Park, Barnes School and equidistant to the city centre and A19, this outstanding property is sure to command a huge level of interest and must be viewed to be fully appreciated.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Accessed via an entrance door.

Reception Hall



Staircase to first floor and 2 radiator's.

Lounge 15'2" x 18'8"



Double glazed bay window to the front, radiator, gas fireplace with mantle and surround and decorative cornicing to the ceiling.

Dining Room 13'3" x 18'8"



Double glazed French doors to the rear, gas fireplace with mantle and surround, wash basin set into vanity units, radiator and decorative cornicing to ceiling.

Breakfasting Kitchen 23'11" x 9'10"



Fit with a range of wall and base units with work surfaces over incorporating a Belfast inset sink unit and breakfast bar. There's also 2 double glazed windows and a radiator.

First Floor Half Landing

Radiator.

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MAIN ROOMS AND DIMENSIONS

Bedroom 4 6'7" x 7'10"



Double glazed window and a storage cupboard.

Separate WC



Fit with a low level WC and a double glazed window.

Bedroom 1 13'4" x 18'4"



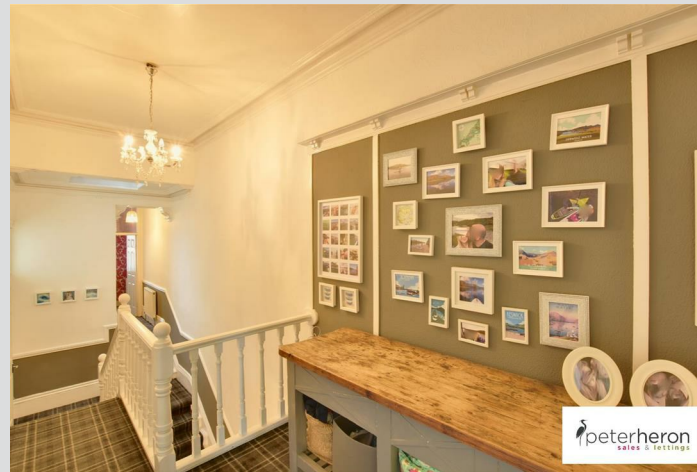
Double glazed bay window to the front, radiator and decorative corning.

Bathroom



Fit with a low level WC, pedestal wash basin and panelled p-shaped bath with overhead shower. There's a double glazed window.

First Floor Landing



Spacious landing with decorative corning.

Bedroom 2 12'4" x 15'7"



Double glazed window, radiator and a built in wardrobe.

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MAIN ROOMS AND DIMENSIONS

Bedroom 3 6'11" x 12'0"



Double glazed window and a radiator.

Outside



There's a garden to the front whilst to the rear there is a generous courtyard with roller shutter access door providing off street parking.

Important Notice 1

Items described in these particulars are included in the sale, all other items are specifically excluded. We are unable to verify they are in working order and fit for purpose. The Purchaser is advised to obtain verification from their Solicitor or Surveyor. Please note that in the event the

purchaser uses the services of Peter Heron Conveyancing in the purchase of their home, Peter Heron Ltd will be paid a completion commission of £179.00 by Movewithus Ltd. Measurements and floor plans shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.

Peter Heron Ltd for themselves and for the vendors of this property whose agents they are, give notice that:-

The particulars are set out for general guidance only for the intending Purchasers and do not constitute part of an offer or contract. Whilst we endeavour to make our sales particulars accurate and reliable, if there is anything of particular importance which you feel may influence your decision to purchase, please contact the office and we will be pleased to check the information. Do so particularly, if contemplating travelling some distance to view the property.

Important Notice 2a

All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, however any intending purchasers should not rely on them that statements are representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Independent property size verification is recommended.

Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. No person in the employment of Peter Heron Ltd has any authority to make or give any representation or warranty whatever in relation to this property or these particulars, nor to enter into any contract on behalf of Peter Heron Ltd, nor into any contract on behalf of the Vendor. The copyright of all details and photographs remain exclusive to Peter Heron Ltd.

Council Tax Band

The Council Tax Band is C

Tenure FH

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor.

Viewings Fst

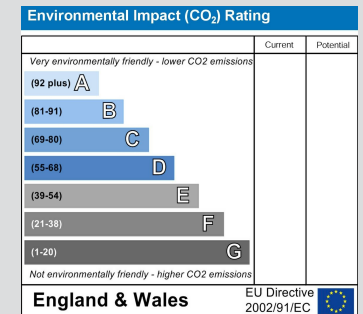
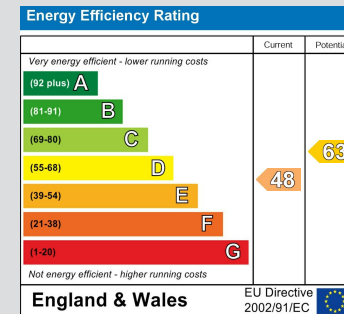
To arrange an appointment to view this property contact our Fawcett Street branch on 0191 5103323.

Opening Times 2

Monday - Friday 9.00am to 5.00pm
Saturday 9.00am to 12noon

Ombudsman 2

Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.



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